

117.0

0002

0003.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

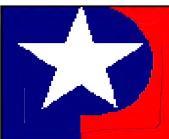
778,700 / 778,700

USE VALUE:

778,700 / 778,700

ASSESSED:

778,700 / 778,700


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
61		JAMES ST, ARLINGTON

Legal Description		User Acct
		75288
		GIS Ref
		GIS Ref
		Insp Date
11/01/18		

## OWNERSHIP

Unit #:

Owner 1: POWELL JOHN R/ETAL	
Owner 2: TASSARA PAMELA E	
Owner 3:	

Street 1: 61 JAMES STREET	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Own Occ: Y	

Postal: 02474	
Type:	

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1917, having primarily Vinyl Exterior and 2160 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Description	%
Item	Code
100	
Z	R1
SINGLE FA	
water	
o	
Sewer	
n	
Electri	
Census:	
Flood Haz:	
D	
Topo	1
s	
Street	
t	
Gas:	

Exempt	

Land Section (First 7 lines only)	
Use Code	Description LUC Fact

No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	6032	Sq. Ft.	Site	0	70.	1.00	6									420,673						420,700	

Total AC/HA: 0.13848

Total SF/SM: 6032

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 420,673

Spl Credit

Total: 420,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

**EXTERIOR INFORMATION**

Type:	6 - Colonial	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	GRAY	
View / Desir:		

**BATH FEATURES**

Full Bath:	1	Rating: Good	PDAS. GAS LOG FP NON-FUNCTIONAL (TO BE REMOVED)..
A Bath:		Rating:	
3/4 Bath:	1	Rating: Good	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 8	BRs: 3
	Baths: 1	HB

**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1917
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

**CONDOS INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet 25 %
Bsmt Flr:	6 - Ceramic Tile
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

**DEPRECIATION**

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	18.6	%

**CALC SUMMARY**

Basic \$ / SQ:	130.00
Size Adj.:	1.22065210
Const Adj.:	1.02764988
Adj \$ / SQ:	163.072
Other Features:	84500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	439862
Depreciation:	81814
Depreciated Total:	358047

WtAv\$/SQ:	AvRate:	Ind.Val
Juris. Factor:		Before Depr: 163.07
Special Features:	0	Val/Su Net: 123.62
Final Total:	358000	Val/Su SzAd 194.57

**MOBILE HOME**

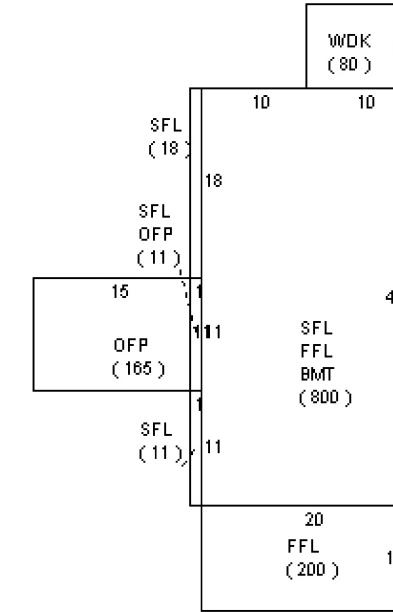
Make:		Model:		Serial #:		Year:		Color:	
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**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X10	A	AV	1995	0.00	T	19.2	101						

**COMMENTS**

PDAS. GAS LOG FP NON-FUNCTIONAL (TO BE REMOVED)..
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**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten
FFL	First Floor	1,000	163.070	163,072	BMT	100	RRM	40	A	
SFL	Second Floor	840	163.070	136,981						
BMT	Basement	800	61.640	49,313						
OPF	Open Porch	176	26.590	4,680						
WDK	Deck	80	16.440	1,315						
Net Sketched Area:				2,896	Total:	355,361				
Size Ad	1840	Gross Area	2896	FinArea	2160					

**IMAGE**

**AssessPro** Patriot Properties, Inc